

RESOLUTION NO 2021 - 178

RESOLUTION OF THE TOWNSHIP OF WILLINGBORO, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP OF WILLINGBORO PLANNING BOARD TO UNDERTAKE APRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, IDENTIFIED AS BLOCK 5.02, LOTS 8, 9, 10, 11 AND 17 QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth the procedures for the Township to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be deemed a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to N.J.S.A. 40A:-12A-6, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condensation Redevelopment Area”); and

WHEREAS, the Township Council finds it to be in the best interest of the Township and its residents to authorize the Township’s Planning Board pursuant to N.J.S.A. 40A:12A-4 (?) (12A-5?) and N.J.S.A. 40A:12A-6 to undertake such preliminary investigation of the study area which includes property located at 4284 US-130, identified on the Willingboro Tax Map as Block 5.02, Lots 8, 9, 10, 11 and 17, (“study area”); and

WHEREAS, the Township of Willingboro wishes to direct the Planning Board to undertake a preliminary investigation to determine whether the proposed study area satisfies the statutory criteria as an area in need of Non-Condensation Redevelopment pursuant to N.J.S.A. 40A:12A-5.

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NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro, in the County of Burlington, and State of New Jersey, that

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether all or a portion of property located at 4284 US-130, identified on the Willingboro Tax Map as Block 5.02, Lots 8, 9, 10, 11 and 17, (together, the "Study Area") satisfies the criteria set forth in the Act, including *N.J.S.A.40A:12A-5* and *N.J.S.A.40A:12A-3*, to be designated as an area in need of redevelopment.

2. **MAP TO BE PREPARED.** As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed redevelopment areas and the location of the various parcels contained therein.

3. **PUBLIC HEARING REQUIRED.** (a) The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area.

(b) At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area. All objections to a determination that all or a portion of the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

4. **PLANNING BOARD TO MAKE RECOMMENDATIONS.** After conducting its investigation, preparing a map of the proposed redevelopment area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township as to whether the Township should designate all or part of the Study Area as an area in need of redevelopment.

BE IT FURTHER RESOLVED, that, pursuant to *N.J.S.A. 40A:12A-1 et seq.*, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condensation Redevelopment Area").

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supporting documentation.


BE IT FURTHER RESOLVED, If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

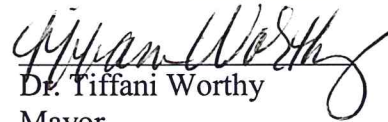
BE IT FURTHER RESOLVED that a certified copy of this Resolution is to be forwarded to the Planning Board of the Township of Willingboro.

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BE IT FURTHER RESOLVED, that this Resolution shall take effect pursuant to law.

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
Councilman Anderson			X				
Councilwoman Perrone	x		X				
Councilwoman Whitfield			X				
Deputy Mayor McIntosh		x	X				
Mayor Worthy			X				


Brenda Bligen, MBA
Acting Township Clerk


Dr. Tiffani Worthy
Mayor



ENGINEER'S REPORT
FOR
TOWNSHIP OF WILLINGBORO

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October 2021

1. Street Roadways
 - a. RoadBotics technology: The Intelligent Pavement Management Program for 114 miles of roadway has been completed June 16th. Pennoni is working with DPW in review and development of a 5-Year roadway repair schedule. Latest meeting with DPW was held on September 24th. A roadway summary report will be issued in October.
 - b. 2021 NJDOT Trust Fund: Resurfacing Pennypacker Drive (Phase II): Township received NJDOT Municipal Aid Grant award funding (Grant/Urban Allotment Amounts): Total Award: \$249,100. Pennoni received authorization to proceed in September 2021. The engineering design is underway.
 - c. Pennoni met with DPW in June and September to discuss scope of work for a FY2021 Road Program in collaboration with the recently completed RoadBotics technology program. Pennoni preparing proposal for the design, bidding, and construction administration.
2. Regulatory Stormwater Management
 - a. Stormwater Management and Annual Reporting: Pennoni to assist DPW, upon request.
3. Stormwater Utilities-Pipe Infrastructure
 - a. Drainage Study: Pennoni in discussion with DPW for various culvert evaluation in Township.
4. John F. Kennedy Center
 - a. Facility Improvements "Master Planning": Pennoni has begun the preparation of a master plan for the Kennedy Center. Updated anticipated schedule: Research & Development – the month of July, Findings & Recommendations – the month of September/October; Layout and Estimates – the month of October/December. Current Status: Pennoni presented preliminary concepts of a Master Plan on September 21 to Township; awaiting constructive feedback to proceed with a Layout and Estimate task.
5. Backyard Utility Construction: Pennoni to discuss with Township any potential projects in 2021.
 - a. Below-grade trenchless technologies; CIPP process, slip lining, directional drilling.
 - b. Above-grade electrical lines.
6. Local and County Road Coordination:
 - a. Road Permit Openings: No new roadway opening permits during the month of September 2021.
 - b. PSE&G GSMP2 Willingboro: Pennoni attended meeting with Township and PSE&G on February 24th regarding PSE&G's Township-wide gas main replacement project. Pennoni submitted correspondence dated April 1, 2021, to the Township and Township Solicitor for coordination of PSE&G's gas main installation.
7. Other Projects or Issues:
 - a. School Signage and Striping; Pennoni assisting DPW with evaluation engineering of roadway signage and striping at school Willingboro Schools for compliance with current MUTCD and Township minimum standards. Pennoni submitted a proposal to the Township on October 7, 2021, for the engineering service.
 - b. Bolton and Balfour Lane: Pennoni assisting DPW with addressing settlement issue within the existing roadways. Pennoni submitted a proposal to the Township on October 7, 2021, for the engineering services to repair the roadway and ancillary stormwater work.

- c. 3 Radnor Court: Pennoni assisted Township with investigation into the structural integrity of a fire damaged home in August. Pennoni issued a structural engineer's report dated September 17th to Willingboro Inspections Department.
- d. Millcreek Park Tennis Court Resurfacing: Pennoni performed site inspection and issued final inspection letter to Recreation & Parks on July 21, 2021.
- e. Tipton Lane Stormwater Pipe: Pennoni assisting DPW with addressing drainage issue within a 6" storm underdrain system. Pennoni submitted a proposal to the Township on October 7, 2021, for the engineering services to replace the sewer line and ancillary roadwork.
- f. FY2021 Concrete Sidewalk Replacement Program: Pennoni assisting DPW with the preparation of specifications. Final construction specifications sent to DPW October 4th.
- g. Torrington & Tiffany Lane: Pennoni inspected the curb and roadway repairs from a watermain damage incident by a Comcast contractor. Work completed by the Contractor, Command Company, on April 29th.
- h. 19/27, 38, & 48 Ironside Court: Pennoni performing site inspection. Base paving of the parking lot is completed; awaiting Contractor to request final inspection to complete the work.
- i. Planter Boxes: Pennoni met with Township on March 24 to discuss "beautification" and potential going green infrastructure for existing planter boxes in roadway median.
- j. Chase Bank: Pennoni conducted closeout inspection with Contractor; Pennoni issued bond release letter August 10th.
- k. Buckingham Lane Culvert: Pennoni assisting DPW with addressing settlement issue within the existing roadway. Pennoni submitted a proposal to the Township on October 7, 2021, for the engineering services to repair the roadway and ancillary stormwater work.
- l. 79 Shawmont Lane: The Contractor, Standard Pipe, has completed the cured-in-place pipe repair project during the week of September 27th.
- m. Broido Park: Township awaiting resources availability. Pennoni to assist, upon request.
- n. Millstone Lane Creek Erosion: Township installing gabion baskets. Pennoni to assist, upon request.
- o. Mill Creek Park (land improvement): Township received \$110,000 in County grant funds; Township to pursue State Contract approved vendors. Pennoni to assist, upon request.
- p. Federal and State Funding Grants: Pennoni to assist, as directed.
 - FY2022 NJDOT Municipal Aid Grant: Pennoni coordinated with DPW and submitted a grant application on July 1, 2021; upload of the Resolution occurred on July 30, 2021.
 - Pennoni prepared and submitted grant application to Andy Kim Office for Surface Transportation Grant Request on April 20th.
 - FY2021 Local Recreation Improvement Grant: Pennoni provided technical assistance to Recreation & Parks with the application submission; Application submitted on May 24 2021.
 - Pennoni in on-going discussions with Township and DPW on other federal and state grants for the year.

8. Maps/Plans:

- a. Pennoni periodically scans and place onto file sharing site, the Township's record plans for existing water, street, stormwater, etc. infrastructure.
- b. Pennoni periodically update/obtain design and as-built drawings (public and private) and record, as needed.

Annual Municipal Engineer Contract Status:

Contracted Amount: \$75,000; Pennoni billing thru August 29, 2021: \$83,690.08. Pennoni to discuss with Township Manager.